

# For Lease

11 Colliers Avenue ORANGE

## MODERN INDUSTRIAL WAREHOUSE

Orange is the largest urban area in Central West New South Wales, population circa 40,000.

The diversified regional economy of Orange is centred on mining, health services and government administration.

## Location

Narrambla Industrial Estate. Close proximity to Northern Distributor Road.

## Description

Modern A grade industrial shed located within close proximity to Northern Distributor Road

Premium showroom & offices

Good natural light

Concrete hardstand & good on-site car parking

Three-phase power & automatic roller doors

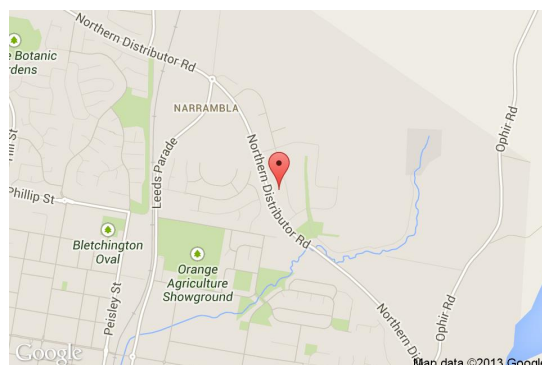
Warehouse Lighting: High Bay Mercury Vapour

Roller Door Height: 4.50 metres

Parking: On site parking

3 Phase Electricity: Yes

Secure Yard: Yes



Building Area m <sup>2</sup>	Rent (Ex GST) \$pa	\$m <sup>2</sup>	Net/ Gross
1,065	\$106,490	\$100	Net

## Site Details

Land Area: 3548 sqm

Zoning: IN1 General Industrial

## For more information please contact

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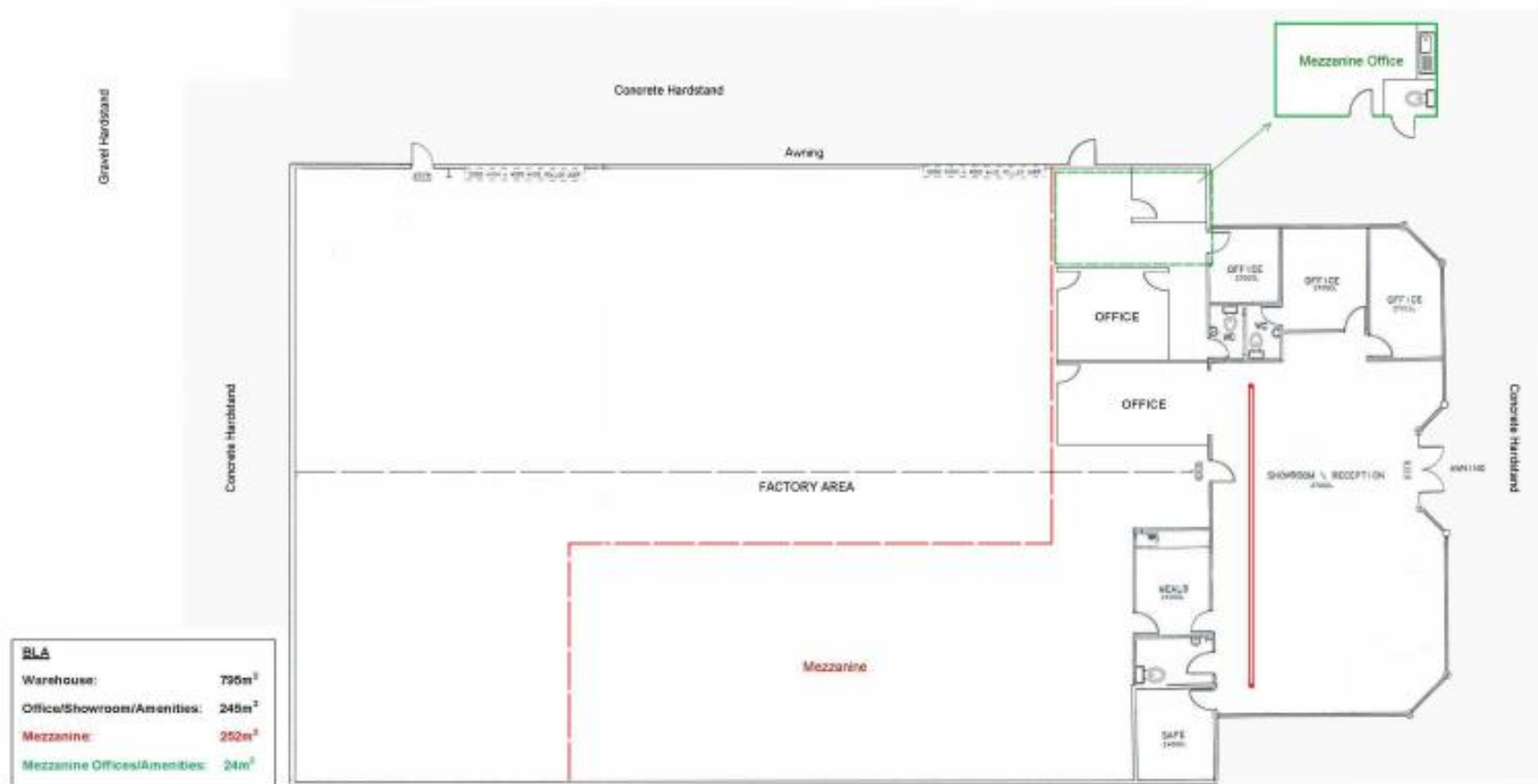


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RLA	
Warehouse:	735m <sup>2</sup>
Office/Showroom/Amenities:	245m <sup>2</sup>
Mezzanine:	252m <sup>2</sup>
Mezzanine Offices/Amenities:	24m <sup>2</sup>